



**STAFF HEARING OFFICER
AGENDA**

**Susan Reardon
Staff Hearing Officer/Senior Planner**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, AUGUST 17, 2016
9:00 A.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. This regular meeting of the Staff Hearing Officer can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.SantaBarbaraCA.gov/SHOVideos.
- B. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the SHO Commission Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 a.m.
- D. The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planner as listed in the project description below. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates.
- E. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

II. PROJECTS:

A. APPLICATION OF TONY XIQUES OF DEXIGN SYSTEMS, AGENT FOR ADELAIDA ORTEGA, 1028 OLIVE STREET, APN: 029-230-017, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 27 DU/ACRE) (MST2015-00583)

The 7,500 square-foot site is currently developed with a 1,574 square-foot single-family residence and 409 square-foot detached garage. The proposed project involves the demolition of the existing 409 square-foot garage and construction of a one-story, 750 square-foot, one-bedroom dwelling unit and three-car carport. The carport will connect the existing 1,574 square-foot residence and the new 750 square-foot dwelling unit, resulting in a duplex. A section of new 6-foot high wooden fence is proposed along the eastern property line in the area previously occupied by the garage.

The discretionary application required for this project is a Parking Modification to allow the reduction of required parking spaces from four to three (SBMC §28.90.100 and §28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

Case Planner: Megan Lowery, Project Planner

Email: MLowery@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7587.

B. APPLICATION OF BECKER STUDIOS, INC., APPLICANT FOR KENNY VAN ZANT, 100 E. CONSTANCE AVENUE, APN: 025-041-001, E-1 (SINGLE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2014-00625)

The 33,779 square foot site is currently developed with a 3,357 square foot two-story single-family residence with an attached 523 square foot two-car garage, a swimming pool and an "as-built" 139 square foot detached shed. The proposed project involves 365 square feet of first-floor additions, 121 square feet of second-floor additions and permitting the "as-built" 139 square foot detached shed. The

property includes a designated historic Indian Laurel Fig tree to remain unaltered. The proposed total of 4,505 square feet on a 37,779 square foot lot is 92% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in a Zoning Information Report (ZIR2014-00300).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the “as-built” shed in the required 30-foot front setback facing Constance Avenue (SBMC § 28.15.060 and SBMC § 28.92.110); and,
2. An Interior Setback Modification to allow the “as-built” shed in the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. A Modification to allow the “as-built” shed to be located within a front yard (SBMC § 28.87.170 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne LaConte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 3320.

C. APPLICATION OF VANGUARD PLANNING, INC., APPLICANT FOR JEWELL FAMILY TRUST 8/11/14, 246 SAN CLEMENTE, APN: 045-152-025, E-3 (ONE-FAMILY RESIDENCE), SD-3 (LOCAL COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00598)

The proposed project involves a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review.

The discretionary application required for this project is a Parking Modification to allow one covered parking space to be provided, instead of the two covered parking spaces required (SBMC § 28.90.100 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne LaConte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 3320.

D. APPLICATION OF BECKER STUDIOS, INC., APPLICANT FOR ORNELLA FACCIN, 1330 CACIQUE STREET, APN: 017-233-024, C-P (RESTRICTED COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMECIAL/MEDIUM HIGH RESIDENTIAL (15-27-DU/ACRE) (MST2016-00119)

The 7,500 square-foot site is currently developed with a 5,070 square foot commercial complex. The proposed project involves interior and exterior alterations to convert the existing commercial complex to a mixed-use project. The proposal includes an interior remodel and alterations to the rear portion of the building including converting 1,240 square feet of commercial space on the second-floor to two residential units; a one bedroom and a studio unit, and exterior alterations including window and door changes and new Juliet balconies. The proposal also includes an interior remodel and alterations to the one-story portion of the building at the front of the property, including the removal of two existing trellises, exterior alterations including window and door changes, new rooftop screening walls, and new private patios over the existing rooftop of the breezeway for the residential units. Site alterations proposed include a new trash enclosure, new covered bicycle storage, a revised parking layout, landscape changes, removal of two trees and removal of an existing driveway gate. No new square footage is proposed.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the conversion of commercial floor area to two residential units with new bicycle parking, new rooftop walls and private outdoor living space in the required ten (10) foot interior setback to the South (SBMC § 28.54.060 and SBMC §28.92.110); and;
2. An Interior Setback Modification to allow the conversion of commercial floor area to two residential units in the required ten foot interior setback to the East (SBMC § 28.54.060 and SBMC §28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

Case Planner: JoAnne LaConte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 3320.

III. ADJOURNMENT:

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Most items before the Staff Hearing Officer may be appealed to the Planning Commission. In addition, the Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff at (805) 564-5470.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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